

**MINUTES OF MEETING
CROSSINGS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Crossings Community Development District was held on Wednesday, **August 7, 2024**, at 9:05 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum were:

Brian Walsh	Chairman
Milton Andrade	Vice Chairman
Garret Parkinson	Assistant Secretary
Kareyann Ellison <i>by Zoom</i>	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Rey Malave	District Engineer, Dewberry
Jarrett Wright	Field Manager, GMS

The following is a summary of the discussions and actions taken at the August 7, 2024 Crossings Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:05 a.m. Three Supervisors were in attendance at the meeting and one on Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there are only Board members and staff. There were no members of the public in attendance.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the June 5, 2024
Board of Supervisors Meeting**

August 7, 2024

Crossings CDD

Ms. Burns presented the minutes for the June 5, 2024 Board of Supervisors Meeting. She asked for any comments, corrections, or changes to the meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the June 5, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Presentation and Approval of Second Supplemental Assessment Methodology (2024 Project) with Final Numbers dated July 24, 2024

Ms. Burns stated that they received final numbers on July 24th. Those have been incorporated into the methodology report. Ms. Burns noted that there are 276 total units in Phase 2. Table 2 shows the infrastructure cost estimate of \$28,530,823. Table 3 shows a bond sizing of \$14,000,000. Table 4 shows the improvement costs for each product type. Table 5 shows a par debt per unit per product type. Table 6 breaks down the net and gross annual assessment per unit, which is collected out of the county tax bill. Table 7 shows the preliminary assessment roll.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Second Supplemental Assessment Methodology (2024 Project) with Final Numbers dated July 24, 2024, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-07 Supplemental Assessment Resolution (Series 2024 Project)

Ms. Burns stated this resolution outlines and confirms the terms of the bond issuance, which will close on Friday, August 9th.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-07 Supplemental Assessment Resolution (Series 2024 Project), was approved.

SIXTH ORDER OF BUSINESS

Public Hearings

Ms. Burns asked for a motion to open the public hearing.

August 7, 2024

Crossings CDD

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated there were no members of the public present.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Closing the Public Hearing, was approved.

A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

i. Consideration of Resolution 2024-08 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds

Ms. Burns noted that they increased the deficit funding amount from the developer to hit the target assessment level of \$125 increase per lot. Everyone in the community was noticed at the same amount. Ms. Burns noted that the \$100,000 line item for amenity staff was taken out because they found out that it was not required. There is a line item for security, which they decided to increase.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Resolution 2024-08 Adopting the Districts Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved as amended.

ii. Consideration of Fiscal Year 2024/2025 Budget Deficit Funding Agreement

Ms. Burns stated this was with Clayton Funding Group and will fund the deficit up to the amount listed.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Fiscal Year 2024/2025 Budget Deficit Funding Agreement, was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns asked for a motion to open the public hearing.

August 7, 2024

Crossings CDD

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated there were no members of the public present.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2024-09 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated there was an updated assessment roll in the agenda package. The only thing that was changed was the O&M amounts listed.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2024-09 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025

Ms. Burns stated the meeting will be held on the first Wednesday at 9:00 a.m. at the same location.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Adoption of Goals and Objectives for the District

Ms. Burns stated there has been a change in Florida Statute that now requires Districts to adopt a set of goals and objectives for the District. She asked for a motion to approve the goals and objectives.

August 7, 2024

Crossings CDD

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Adoption of Goals and Objectives for the District, were approved.

NINTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Audit

Ms. Burns stated the Fiscal Year 2023 audit report is on page 30. She noted that this is a clean audit with no findings. This audit was performed by DiBartolomeo, McBee, Hartley & Burns.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Fiscal Year 2023 Audit Report, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated they have the closing coming up and everything is already ready to go for that.

B. Engineer

i. Presentation of Annual Engineer's Report

Mr. Malave stated they do a walkthrough of all the CDD facilities every year, they then provide a letter to the District stating all of the facilities are working. They are working with staff on any issues they found.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Accepting the Annual Engineer's Report, was approved.

C. Field Manager's Report

Mr. Wright stated the facility is still not open, they are waiting for the rails to be installed on the steps by the splashpad. Residents are reaching out and giving staff their information to be able to put into the security for the login information. The fobs need to be programmed and sent out. The water irrigation system has improved. There was debate as to if the District or HOA or homeowner should keep up with a certain lot.

D. District Manager's Report

August 7, 2024

Crossings CDD

i. Approval of Check Register

Ms. Burns presented the Check Register. She asked for any comments, questions, or concerns.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated these are included in the agenda package but there is no action needed.

ELEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

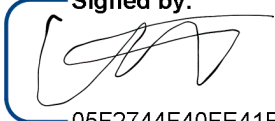
**TWELFTH ORDER OF BUSINESS Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the meeting was adjourned.

Jill Burns
Secretary/Assistant Secretary

Signed by:

05F2744F40FE41E...
Chairman/Vice Chairman